



CLERK, U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF TEXAS

ENTERED

THE DATE OF ENTRY IS ON
THE COURT'S DOCKET

The following constitutes the ruling of the court and has the force and effect therein described.

Signed March 25, 2020


United States Bankruptcy Judge

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION**

In re:

**MANSFIELD BOAT AND RV
STORAGE, LLC**

Debtor.

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Chapter 7

Case No. 18-33926

ORDER SETTING ASIDE REAL PROPERTY TRANSFERS AND RESCINDING DEEDS

Scott M. Seidel, Chapter 7 Trustee (the "Trustee"), filed his *Expedited Motion to Set Aside Alleged Real Property Transfers and Rescind Alleged Deeds* (the "Motion").¹ The Court has considered the Motion and arguments and evidence presented at the March 5, 2020 hearing and is of the opinion that the Motion should be granted. It is therefore **ORDERED THAT:**

1. The following real property transfers are set aside and each Deed is rescinded such that it has no legal effect and therefore no transfers resulted from any of the following Deeds:

¹ Capitalized terms not defined in this Order shall be defined by the Motion.

Instrument Type and Number	Date	Grantor	Grantee	Property
Quit Claim Deed D219226008	“Effective: August 10, 2017” Notarized and filed October 2, 2019	Mansfield Boat and RV Storage, LLC, executed by Larry Reynolds, “managing member”	Larry Reynolds	305 Smith Street
Special Warranty Deed D219279586	December 4, 2019	Mansfield Boat and RV Storage, LLC, executed by Larry Reynolds, “managing member”	Larry Reynolds	309 Smith Street Mansfield, TX 76063
Special Warranty Deed D219279587	December 4, 2019	Mansfield Boat and RV Storage, LLC, executed by Larry Reynolds, “managing member”	Larry Reynolds	305 Smith Street, Mansfield, TX 76063
Special Warranty Deed D219279619	December 4, 2019	Mansfield Boat and RV Storage, LLC, executed by Larry Reynolds, “managing member”	Larry Reynolds	305 Smith Street Mansfield, TX 76063

2. Each of the above-listed Deeds was fraudulently executed by Mr. Reynolds and each Deed is rescinded as an improper and unauthorized transfer. By executing the Deeds, Mr. Reynolds violated and is in contempt of this Court’s July 15, 2019 Order at Docket No. 130.

3. Larry Reynolds has no authority to act or speak on behalf of the Debtor and he shall not act or speak for the Debtor or otherwise hold himself out as a representative or agent of the Debtor.

End of Order

/s/ Scott M. Seidel

Scott M. Seidel, Esq.

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THE CHAPTER 7 TRUSTEE**